



## DEPARTMENT OF THE ARMY

U.S. Army Corps of Engineers  
WASHINGTON, D.C. 20314-1000

REPLY TO  
ATTENTION OF:

CERE-L (100)

24 JUN 1998

### MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Real Estate Policy Guidance Letter No. 15 – Congressional Disposal Reports Preparation

1. Reference:

- a. 10 U.S.C. 2662 and
- b. ER 405-1-12.

2. Enclosed are several OASA (I,L&E) approved reports (No. 774-784) submitted within the last year. (We have previously, informally (via e-mail) provided you with these.) You should use these as format and content guides in preparing and reviewing draft reports.

3. The Real Estate Handbook, Chapter 11, 11-30 *et seq.*, lists a variety of information required to support witnesses at formal hearings. Today, informal discussions with committee staff are usually all that is required – once Secretariat submittal approval is received – therefore, this information is not required with the initial submittal. Pending issuance of a new Chapter 11, you may use the prescribed format (see Figure 11-2; also Figure 8-A-7) and recently approved reports as a guide for supporting information to be included in the forwarding package. Normally, it is hoped you will not have to develop any information, etc. beyond what is otherwise required for disposal processing.

4. Coordination of the acquisition, utilization and disposal phases of the real estate program is an important fiduciary duty. Please note the affirmative statement and statutory certification required to be included in the last paragraph of the report for excessing actions. HQUSACE policy is to include a statement that no acquisition of similar property in the vicinity is contemplated by the Army. Additionally, 10 U.S.C. 2662 requires the Secretary to certify that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Please state in your forwarding memorandum facts sufficient to support these two conclusions.

5. The statement in the Handbook at 8-110, subparagraph c. regarding which reports are required is incorrect. It should read "Reports are not required for lease of property for agriculture and grazing."

24 JUN 1998

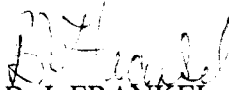
CERE-L (100)

SUBJECT: Real Estate Policy Guidance Letter No. 15 – Congressional Disposal Reports  
Preparation

6. These changes are effective immediately. They will be incorporated into Chapters 8 and 11 when revisions are issued.

FOR THE COMMANDER:

11 Encls  
as

  
B. J. FRANKEL  
Director of Real Estate

DISTRIBUTION:  
COMMANDER,  
GREAT LAKES AND OHIO RIVER DIVISION, ATTN: CELRD-OR-ET-R  
MISSISSIPPI VALLEY DIVISION, ATTN: CEMVD-ET-R  
NORTH ATLANTIC DIVISION, ATTN: CENAD-ET-R  
NORTHWESTERN DIVISION, ATTN: CENWD-ET-A  
PACIFIC OCEAN DIVISION, ATTN: CEPD-RE  
SOUTH ATLANTIC DIVISION, ATTN: CESAD-ET-R  
SOUTH PACIFIC DIVISION, ATTN: CESP-ET-R  
SOUTHWESTERN DIVISION, ATTN: CESWD-ETR

CF:  
OASA(I,L&E) (Mr. Birney)  
CERE-A  
CERE-C  
CERE-M

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 774

27 June 1997

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation: Whittier-Anchorage POL Pipeline,  
Whittier Terminal

Using Command: MACOM: USARPAC/DOD Agency,  
Defense Logistics Agency

Area: Approximately 71 Acres of Land  
Withdrawn From the Public Domain

Original Cost: Land - 0  
Improvements - \$13,288,600

Acquisition Date: Land - in 1949, the 1960s and 1970s  
(Originally Acquired for Port of  
Whittier; Reassigned to Pipeline in  
1966); Improvements - 1951 to 1990

Proposed Action: Leasehold Outgrant for Operation and  
Maintenance

Authority: 10 U.S.C. 2667

1. The Department of the Army proposes to lease approximately 71 acres of land and improvements thereon, consisting of the Whittier POL Terminal in Whittier, Alaska, for the storage of commercial grade petroleum products.

2. U. S. Army, Alaska (USARAK) has real property accountability for, and jurisdiction over, the terminal. U. S. Army, Pacific (USARPAC) is USARAK's Major Command.

3. In 1989, the Defense Fuel Supply Center (DFSC), a subordinate activity of the Defense Logistics Agency (DLA), assumed operation and maintenance of the pipelines and the terminals. The terminal is a portion of the Whittier-Anchorage

POL Pipeline system which extends from Whittier to the Ocean Dock of the Anchorage Terminal, a distance of approximately 64 miles. The actual pipeline is leased to Alaska Pipeline Company for transporting natural gas from Anchorage to Whittier.

4. On December 31, 1996, DFSC ceased operations at the terminal. There are no personnel, actual and authorized, currently assigned to the terminal.

5. Pending completion of environmental remediation activities, the terminal facilities are not excess. Holding the terminal facilities and equipment in mothball status pending eventual disposal would require expenditures by USARAK. Leasing the terminal will effectively shift those costs to a lessee, thereby freeing scarce funding dollars for mission requirements. DFSC will continue to fund and conduct environmental remediation at the terminal. The city of Whittier has requested that the terminal be leased as soon as possible for commercial purposes.

6. The proposed lease will be for a term to be negotiated with the prospective lessees during the competitive bid process. Although the rental value for the lease has not yet been determined, the fair market annual rental has been estimated to be in excess of \$200,000.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 775

25 July 1997

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation: Hawthorne Army Depot, Nevada,  
Industrial Operations Command

Using Command: Army Materiel Command

Former Use: Family Housing Area

Area: 25 Duplex Units and 33.1 Acres

Original Cost: \$985,578

Proposed Action: Disposal

Authority: Federal Property and Administrative  
Services Act of 1949 (63 Stat. 377)

1. The Department of the Army proposes to report to the General Services Administration as excess real property the Schweer Drive Housing area consisting of 25 duplex units and 33.1 acres.

2. The Depot's present mission is to store and dispose of conventional ammunition and provide storage of national stockpile and industrial reserve material. It has approximately 800 employees. Major tenants are Navy, Nevada National Guard and Marine Corps. Other tenants are U. S. Air Force, Department of Energy, and NASA. None of the tenants occupies any of the Schweer Drive Housing properties.

3. The housing is no longer needed by, and is excess to, the Depot. The buildings have value that would be lost by demolition. Removal of the buildings is not considered feasible. Therefore, it is believed desirable that the units be disposed of in-place.

4. The Schweer Drive area is surrounded by the Hawthorne Army Depot property. To account for that, it is proposed that any purchaser, from GSA, will obtain necessary easements from the Government, provide necessary utility modifications and pay sewage fees to the Government. Disposal is not expected to adversely affect safety and security of the installation or production capacity.

5. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 776

30 January 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	Harding Lake Recreation Site, Alaska
Using Service (Command):	United States Army Alaska
Former Use:	Recreation Area
Interest:	Fee and Public Domain (PD)
Area:	25.5 Acres (5.5 Acres Fee and 20 Acres PD)
Original Cost:	Fee: \$1,050; PD: None
Acquisition Date:	1948/1963
Proposed Action:	(1) Report to General Services Administration as excess real property (fee); (2) Relinquishment to Bureau of Land Management as excess property (PD)
Authority:	(1) Federal Property and Administrative Services Act of 1949 (63 Stat. 377); (2) Federal Land Policy and Management Act of 1976 (90 Stat. 2743)

1. The Department of the Army proposes to relinquish to the Department of the Interior, Bureau of Land Management (BLM), 20 acres of public domain land and, simultaneously, report as excess to the General Services Administration (GSA), 5.5 acres of fee land; comprising the entire Harding Lake Recreation Site. Estimated value of the property is \$450,000-\$560,000.

2. The Harding Lake Recreation Site is located approximately 46 miles southeast of Fairbanks, Alaska, just off the Richardson Highway, adjacent to the State of Alaska's Harding Lake Recreation Area. The site is a satellite installation of Fort Wainwright, Alaska. The proposed disposal area is vacant and unimproved with the exception of two abandoned vault-type latrines, several rustic campsites, and a gravel-surface roadway.

3. The property has been determined excess to the needs of the Department of the Army. The land has been screened with all interested Department of Defense components and Federal

agencies. No expression of interest was received. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to relinquish the withdrawn public domain land to BLM and report the fee land as excess to GSA.



DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 777

27 February 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	United States Army Reserve Center, Glens Falls, New York
Using Command:	77th Regional Support Command
Former Use:	Training Center
Area:	0.48 Acre Fee
Original Cost:	Land: \$49,240.00 Improvements: \$101,500.00
Acquisition Date:	1981
Proposed Action:	Report to General Services Administration as excess real property
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)

1. The Department of the Army proposes to excess approximately 0.48 acre of fee-owned land and improvements at the United States Army Reserve Center, Glens Falls, New York (USARC). The USARC is located at 67-73 Warren Street, Glens Falls, New York, in Warren County.

2. The USARC is a two-story brick building consisting of 19,613 square feet. The building was constructed as a U. S. Post Office in 1915, expanded in 1933, and transferred to the Army for use as a training center in 1981. It was occupied by the Reserves until March 1995.

3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report the property as excess to GSA.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 778

27 March 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	CPT Harold Slager Memorial U. S. Army Reserve Center, Bangor, Maine		
Using Command:	U. S. Army Reserve Command		
Former Use:	Medical screening and administration activities		
Area:	5 Acres		
Original Cost:	Land:	\$	4,500
	Improvements:	\$	<u>296,200</u>
			\$300,700
Acquisition Date:	1956		
Proposed Action:	Report to General Services Administration as excess real property		
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)		

1. The Department of the Army proposes to excess approximately 5 acres of land and improvements known as the CPT Harold S. Slager Memorial Army Reserve Center. It is located on Union Street (Route 222) in Bangor, Maine.
2. The land was acquired in 1956. Two buildings were constructed between 1956 and 1959. A one-story main building, approximately 11,700 square feet in area, housed administrative offices, unit supply rooms, an arms room, a drill hall, and a limited kitchen. A separate one-story building, approximately 2,700 square feet in area, contained a maintenance shop. The site was occupied by the Reserves until 1993.
3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report the property as excess to GSA. The report of excess will note the interest of the city of Bangor, Maine, in acquiring the property.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 779

27 March 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	SGT H. Grover O'Connor United States Army Reserve Center, Wayland, New York		
Using Command:	U. S. Army Reserve Command		
Former Use:	Training center		
Area:	5.50 Acres Fee		
Original Cost:	Land:	\$	5,000
	Improvements:	\$	1,065,200
Acquisition Date:	1957		
Proposed Action:	Report to General Services Administration as excess real property		
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)		

1. The Department of the Army proposes to report the United States Army Reserve Center (USARC), 303 North Lackawanna Street, Steuben County, Wayland, New York, to the General Services Administration (GSA) as excess property.

2. The USARC, located approximately 40 miles south of Rochester, New York, consists of approximately 5.50 acres of fee-owned land acquired in 1957. Improvements consist of a one-story structure containing 17,102 square feet and a motor vehicle maintenance shop containing 1,325 square feet which was occupied by the Reserves until October 1996.

3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report the property as excess to GSA.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 780

27 March 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	PFC Robert J. Mansville United States Army Reserve Center, Ogdensburg, New York
Using Command:	U. S. Army Reserve Command
Former Use:	Training center
Area:	3.87 Acres Fee
Original Cost:	Land: \$ 8,250 Improvements: \$409,300
Acquisition Date:	1957
Proposed Action:	Report to General Services Administration as excess real property
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)

1. The Department of the Army proposes to report the United States Army Reserve Center (USARC) at 1205 Lafayette Street, St. Lawrence County, Ogdensburg, New York, to the General Services Administration (GSA) as excess property.

2. The USARC, located approximately 18 miles northwest of Canton, New York, consists of 3.87 acres of fee-owned land acquired in 1957. Improvements consist of a brick structure containing 11,540 square feet and a motor vehicle maintenance shop containing 2,524 square feet which were occupied by the Reserves until October 1996.

3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report the property as excess to GSA. The report of excess will note the interest of the city of Ogdensburg in acquiring the property.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 781

27 March 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	United States Army Reserve Center, Bridgton, Maine		
Using Command:	U. S. Army Reserve Command		
Former Use:	Administration activities		
Area:	3.65 Acres Fee		
Original Cost:	Land:	\$ 16,200	
	Improvements:	\$168,700	
Acquisition Date:	1957		
Proposed Action:	Report to General Services Administration as excess real property		
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)		

1. The Department of the Army proposes to report the United States Army Reserve Center (USARC) at 15 Depot Street, Cumberland County, Bridgton, Maine, to the General Services Administration (GSA) as excess property.

2. The USARC, located approximately 40 miles northwest of Portland, Maine, consists of 3.65 acres of fee-owned land acquired in 1957. Improvements consist of a one-story masonry brick structure containing 15,360 square feet and a motor vehicle maintenance shop containing 2,304 square feet which were occupied by the Reserves until September 1996.

3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report the property as excess to GSA. The report of excess will note the interest of the town of Bridgton in acquiring the property.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 782

24 April 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	Badger Army Ammunition Plant, Baraboo, Wisconsin		
Using Command:	Army Materiel Command		
Former Use:	Ammunition production and storage		
Area:	7,354 Acres		
Interest:	Fee		
Original Cost:	Land:	\$	1,347,595
	Improvements:	<u>\$149,565,900</u>	
			\$150,913,495
Acquisition Date:	1942-1944; 1952-1953		
Proposed Action:	Report to General Services Administration as excess real property		
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)		

1. The Department of the Army proposes to report the Badger Army Ammunition Plant (BAAP), Baraboo, Wisconsin, to the General Services Administration (GSA) as excess property.

2. BAAP improvements consist primarily of structures constructed during the World War II and Korean War eras for the production and storage of ammunition. Portions of the installation are contaminated. Suspected contaminants are nitric and sulfuric acids and alcohol. Environmental clean-up operations are ongoing. To promote reuse and cleanup, the disposal action may be accomplished using Section 120(h)(3)(C) of CERCLA (42 U.S.C. 9620(h)(3)(C)). The latter section authorizes deferral of the covenant providing that all remedial action has been completed prior to the property transfer.

3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the installation

for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report the property to GSA for disposal.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 783

24 April 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	Portion of Kansas Army Ammunition Plant, Parsons, Kansas
Using Command:	Army Materiel Command
Former Use:	Ammunition production and storage
Interest:	Fee
Area:	7,434 Acres
Original Cost:	Land: \$ 591,600 Improvements: <u>\$68,722,200</u> \$69,313,800 Disposal value: <u>\$20,949,337</u> Remainder: \$48,364,463
Acquisition Date:	1941, 1970, 1971 and 1976
Proposed Action:	Report to General Services Administration as excess real property
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)

1. The Department of the Army proposes to report a portion of the Kansas Army Ammunition Plant (KSAAP), Parsons, Kansas, to the General Services Administration (GSA) as excess real property.

2. The real property proposed for disposal consists of approximately 7,434 acres of land improved with structures for the production and storage of ammunition. Portions of the installation are contaminated. Suspected contaminants are dioxins, heavy metals, propellants and nitrates. Environmental clean-up operations are ongoing. To promote reuse and cleanup, the disposal action may be accomplished using Section 120(h)(3)(C) of CERCLA (42 U.S.C. 9620(h)(3)(C)). The latter section authorizes deferral of the covenant providing that all remedial action has been completed prior to the property transfer.



3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It is hereby certified that the Army has considered the feasibility of exchanging the excess for other real property authorized to be acquired for military purposes and has determined that it is not suitable for such purposes. Accordingly, it is proposed to report approximately 7,434 acres of real property to GSA for disposal.

DEPARTMENT OF THE ARMY  
SUBMITTED BY OFFICE, CHIEF OF ENGINEERS  
REAL ESTATE  
DISPOSAL REPORT NO. 784

24 April 1998

Submitted pursuant to Title 10, United States Code, Section 2662.

Name of Installation:	Sunflower Army Ammunition Plant, DeSoto, Kansas		
Using Command:	Army Materiel Command		
Former Use:	Ammunition production and storage		
Area:	9,004.67 Acres		
Interest:	Fee		
Original Cost:	Land:	\$	709,596.58
	Improvements:	<u>\$2,436,970.00</u>	
			\$3,146,566.58
Acquisition Dates:	1942-1948; 1955; and 1961-1966		
Proposed Action:	Report to General Services Administration as excess real property		
Authority:	Federal Property and Administrative Services Act of 1949 (63 Stat. 377)		

1. The Department of the Army proposes to report the Sunflower Army Ammunition Plant (SFAAP), DeSoto, Kansas, to the General Services Administration (GSA) as excess property.

2. SFAAP improvements consist primarily of structures constructed during the World War II and Vietnam eras for the production and storage of ammunition. Portions of the installation are contaminated. Suspected contaminants are nitric and sulfuric acids and alcohol. Environmental clean-up operations are ongoing. To promote reuse and cleanup, the disposal action may be accomplished using Section 120(h)(3)(C) of CERCLA (42 U.S.C. 9620(h)(3)(C)). The latter section authorizes deferral of the covenant providing that all remedial action has been completed prior to the property transfer.

3. The property has been determined to be excess to military requirements. No acquisition of similar property in the vicinity is contemplated by the Department of the Army. It

is hereby certified that the Army has considered the feasibility of exchanging the installation for other real property authorized to be acquired for military purposes and has determined that the installation is not suitable for such purposes. Accordingly, it is proposed to report approximately 9,004.67 acres of real property to GSA for disposal.